

ANY  
PART EXCHANGE  
WELCOME



Huxley Close  
Bramhall, SK7 2PJ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Huxley Close, Bramhall, SK7 2PJ

Situated within walking distance of Bramhall Train Station and Bramhall Village, with fantastic access to a vibrant community of high end restaurants, shops and bars.

Discover the epitome of ideal living in this cherished family home located off St Michael's Avenue in Bramhall. Homes on this highly sought after and secluded cul-de-sac do not become available very often! Ideal for families, offering a safe and quiet location, this prestigious home resides within the catchment area of Pownall Green Primary School and Bramhall High School, and within easy drive to the esteemed Cheadle Hulme & Stockport Grammar, Private Schools.

Step into luxury as you approach the impressive entrance framed by a spacious driveway, leading to a welcoming hallway that sets the tone for the remarkable interiors that lie beyond. To the right, an expansive family lounge exudes classic charm, whilst adjoining a third reception room, offering versatility for modern family dynamics, a 'could be' playroom, intimate gatherings or indoor entertainment space, opening out to the rear garden.

Entertain with ease in the well-appointed dining room, seamlessly connected to the open-plan kitchen, pantry, and utility area, complete with convenient access to a downstairs toilet, and an integral garage, catering to the practical needs of everyday living.

Ascending the freshly carpeted stairs, the opulent principal suite beckons with its spacious layout, abundant wardrobe space, and luxurious ensuite, complete with a dressing room for added convenience. In addition, there are four generously proportioned bedrooms, accompanied by a family bathroom and separate WC.

Ascend to the converted loft space, a versatile haven limited only by your imagination. Whether utilised as an additional bedroom, home gym, office, or teenage cinema retreat, this adaptable space offers endless possibilities to suit your lifestyle needs.

Embrace the outdoors in the well-established rear garden, a private oasis perfect for basking in the sun or hosting alfresco gatherings on the patio amidst lush greenery. The South facing rear garden boasts a recently installed secure garden gate which allows a helpful short cut directly into Bramhall Village, seamlessly blending convenience with tranquility.

Rich with happy memories and the warmth of a growing family, this home embodies a legacy of love and care. Now, the opportunity awaits for you to make it your own and create a lifetime of cherished moments in this unparalleled sanctuary.

Could this be the beginning of your family's next chapter?



## Huxley Close, Bramhall, SK7 2PJ

### The Current Owners Love:

- Location, Location, Location - safe for children to play with no through traffic, close to all amenities, excellent schools, sports facilities and all major transport links - within 15-20 minutes you're in reach of trains, motorways and Manchester International Airport. Lots of opportunities to have quiet evening strolls around Bramhall Park, Carwood Woods and Bramhall Park Golf Club. Plus, an abundance of Sports facilities locally, such as Bramhall Lawn Tennis Club, Swimming pool and Stockport Rugby Club
- It's been perfect to bring our family up in and testament to that, we've been here nearly 30 years, as have all our neighbours
- The South facing rear garden that is not overlooked and the driveway can comfortably hold 3 vehicles

### We Have Noticed:

- The location of this home is one of a kind with the rear garden gate providing access through the church grounds to the centre of Bramhall village.
- You can tell there has been lots of love, care, time and money put into this home with the recent refurbishment.
- The loft conversion is huge, perfect for a teenage snug/cinema room, home office, bedroom or gym.







### Key Features:

- Part Exchange Welcome
- An impressive 5 bedroom, 3 reception family home
- Spacious feel with large rooms, downstairs WC and integral garage
- New carpets and redecoration throughout
- Master bedroom offers a large dressing room & en-suite
- Large converted loft space, ideal for working from home or could be used as a teenager room/home gym
- Private South facing landscaped rear garden
- Access directly to Bramhall Village centre via rear garden gate
- Sought after location in a prime position on a quiet cul-de-sac

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2371 sqft

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## Ground floor

Shower Room 5'3" x 5'1"

Garage 15'7" x 14'9"

Kitchen 13'4" x 8'4"

Dining Room 10'9" x 10'3"

Sun room 16'10" x 10'1"

Living Room 19'1" x 11'6"

Entrance Hall 19'1" x 5'8"

## First floor

Bedroom One 14'9" x 14'6"

Ensuite 7'8" x 6'2"

Dressing Room 7'1" x 6'2"

Bathroom 8'4" x 5'6"

WC 5'1" x 2'6"

Bedroom Two 11'6" x 8'0"

Bedroom Three 11'1" x 8'4"

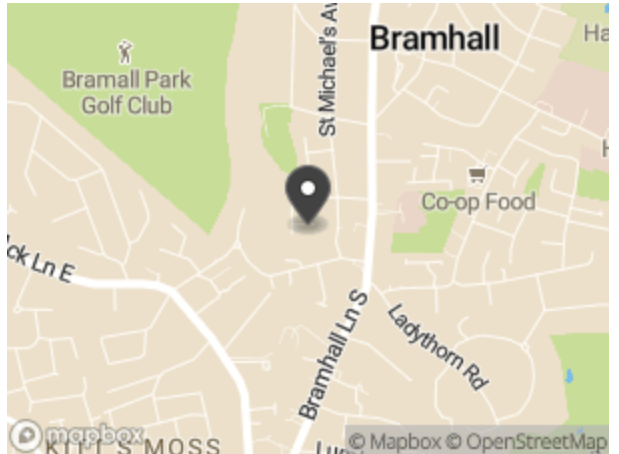
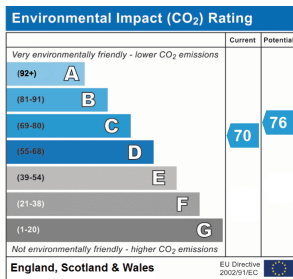
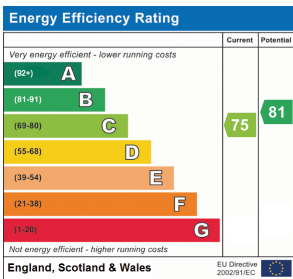
Bedroom Four 10'3" x 7'8"

Bedroom Five 8'10" x 7'8"

Landing 20'10" x 11'5"

## Second floor

Study 14'9" x 10'8"

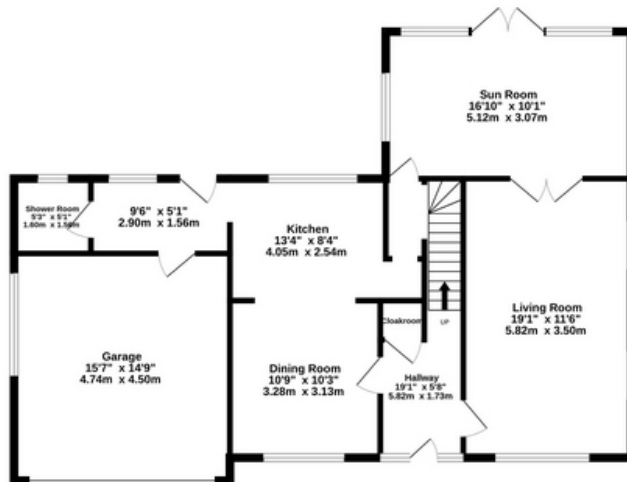




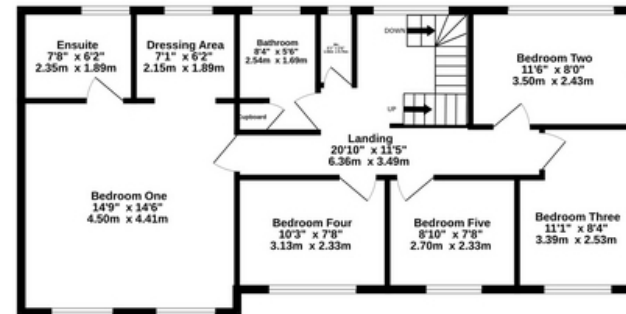


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

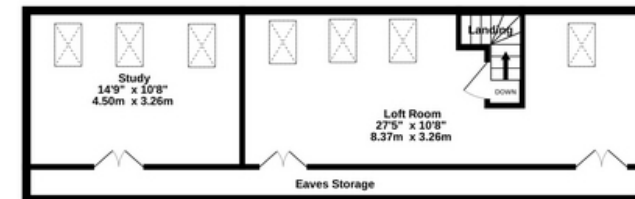
**Ground Floor**  
998 sq.ft. (92.7 sq.m.) approx.



**1st Floor**  
827 sq.ft. (76.9 sq.m.) approx.



**2nd Floor**  
545 sq.ft. (50.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2371 sq.ft. (220.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: [hello@shrigley-rose.co.uk](mailto:hello@shrigley-rose.co.uk)

[www.shrigley-rose.co.uk](http://www.shrigley-rose.co.uk)

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